



Request for Qualifications – General Contractors TRACK OPERATIONS CENTER

The University of Arkansas Fayetteville, in accordance with the policies of the Board of Trustees, is soliciting responses from interested firms to provide general contractor construction management services for the *Track Operations Center*.

PROJECT DESCRIPTION

John McDonnell Field serves as the outdoor home of the most successful program in NCAA history, and is one of the top men's and women's outdoor track and field facilities in the nation. The field was significantly renovated and enlarged in 2005, and the result is a state-of-the-art competition venue that includes a nine-lane Mondo track, a grass infield, as well as a full hammer cage and multiple throw areas. The pole vault and jumping pits are reversible and contain two sets of runways to accommodate multiple events. The renovation enlarged the seating capacity to 7,000.

Recently, the university decided to revisit the condition and function of the support spaces that are used daily by the student-athletes, coaches, and staff. The study found a series of needs that are not met by the existing spaces under the east stands. The immediate needs include improved and enlarged team locker rooms, an expanded training room, a dedicated weight room, a team room, and an equipment storage space. The purpose of the new *Track Operations Center* is to combine these day-to-day operations in an efficient space that serves the men's and women's programs, which have a combined count of over 100 student-athletes.

This program is expected to fit within a footprint of around 17,000sf to 20,000sf. The building will be located south of the existing field, with one face overlooking the track, while the other fronts onto (and creates an edge for) the west forecourt of Bud Walton Area. The geometry and grading of the site is challenging, so the selected team should be prepared to skillfully integrate pedestrian movements, ADA access, grade changes, and landscape into the design of the site.

The total project cost is currently estimated between \$8 and \$10 million. Architects and consultants will work with a university building committee, a general contractor/construction manager, an independent third-party commissioning agent, and Facilities Management to advance campus master planning and design principles, as well as sustainability requirements (LEED Silver is baseline). For general campus planning and standards information, visit <http://planning.uark.edu>.



PREFERRED EXPERIENCE

1. Respondents should be familiar with and sensitive to NCAA and SEC rules and regulations, and mindful of the partnerships established by each association.
2. Respondents should demonstrate the capability to undertake and effectively manage a project of this size and complexity, including the availability of adequate resources (staff and facilities), including:
 - The ability to plan, cost schedule, and manage a project of similar scope and budget;
 - Evidence of experience and qualifications for providing services to a public entity;
 - Recent, direct experience with projects of similar scope and budget;
 - Qualifications and experience with similar institutional athletics projects;

ANTICIPATED PROJECT SCHEDULE

Project schedule is currently under review. Interviews of shortlisted firms will take place early to mid-October.

SUBMISSION

The deadline for responses is 1:00pm local time on Tuesday, September 18, 2018.

All respondents will be notified of the results by EMAIL, so please provide accurate contact information.

Address ten (10) copies of responses to: Johnathan Tanner, Construction Coordinator
University of Arkansas
Facilities Management Engineering and Construction
521 S. Razorback Road
Fayetteville, AR 72701

Statements of Qualification will be reviewed by a selection committee using a standardized *Design Services Shortlist Evaluation* form. This form is available for download at <http://planning.uark.edu/rfq>.

Written responses should include:

1. Proof of licensure in the State of Arkansas
2. Experience of key personnel in Guaranteed Maximum Price (GMP) and fast-track projects
3. Records of management teams on similar projects with timely completion, and with high quality workmanship
4. Current maximum bonding capacity and rate
5. Current and projected workload
6. **Specific project experience** (within the past five years) with major collegiate athletic venues (see preferred experience, above)
7. Records of previous similar projects: owner verification and contact information
8. Prior experience with construction projects under nationally-recognized sustainable rating systems



9. Prior experience with fully-commissioned projects
10. Statement of diversity in the workforce, if applicable
11. Certificate of women-owned or minority-owned business, if applicable

Professional Services Required:

GUARANTEED MAXIMUM PRICE/FAST-TRACK MANAGEMENT, ESTIMATING, SUBCONTRACTOR SELECTION, PROJECT AND CHANGE ORDER PRICING, DEMOLITION, SCHEDULE CONTROL, COST REDUCTION AND CONTROL, PROJECT COORDINATION, BUILDING INFORMATION MODELING (BIM), CLOSEOUT, AND WARRANTY.



LOCATION

The Track Operations Center will be placed at the south end of McDonnell Field, fronting onto the west forecourt of Bud Walton Arena.

